

Application ref: 2022/2441/P
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Date: 24 February 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

21.09 Architects
462 Hornsey Road
London
N19 4EE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 2nd Floor
41 Lancaster Grove
London
Camden
NW3 4HB

Proposal:

Installation of new metal railings to enclose rear area of flat roof accessible via existing staircase from top floor flat.

Drawing Nos: LG.02 02/10 - Location Plan; LG.EX01 00/00 - Existing; LG.05 01/10 - Proposed; Appendix rev A prepared by 21.09 Architects dated 22/09/2022.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

LG.02 02/10 - Location Plan; LG.EX01 00/00 - Existing; LG.05 01/10 - Proposed; Appendix rev A prepared by 21.09 Architects dated 22/09/2022.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposal relates to the flat roof of the building that is currently accessed by an approved stair enclosure by the top floor flat (certificate of lawfulness approved in 2016). Permission is sought for new metal railings to enclose the rear part of the roof to allow formal use of the roof as a roof terrace.

The proposed metal railings would not appear out of character on the flat roof of this building and would not harm any architectural features and is considered acceptable. Originally the proposed metal railings extended up to the rear elevation of the building. This was considered inappropriate as the railings would have been visible from Lancaster Drive. The metal railings would be 1.1m in height and would now be set away from the rear parapet edge by approximately 1m. This would help to ensure that views of the railings would be minimised from surrounding public vantage points including Lancaster Drive. Their design and appearance would be sympathetic to this traditional building and would be considered acceptable.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The set back of the railings would also help to prevent overlooking to neighbouring gardens. The roof is already used as a sitting out space (facilitated by the lawful stair enclosure) and no further amenity impact would arise. Therefore, there are no amenity issues associated with the proposal in terms of daylight, sunlight, overlooking or sense of enclosure.

The Belsize CAAC originally objected to the proposal due to concerns regarding visibility of the railings from the street. Following the revisions to the scheme they have withdrawn their objection. No other objections have been received prior to making this decision. The planning history of the site has

been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left quadrant of the page.

Daniel Pope
Chief Planning Officer